## **COMMUNITY PROJECT/ZONING**

Approximately 5.76 acres generally located at the

## **Ordinance Fact Sheet**

210417

Ordinance Number

## **Brief Title**

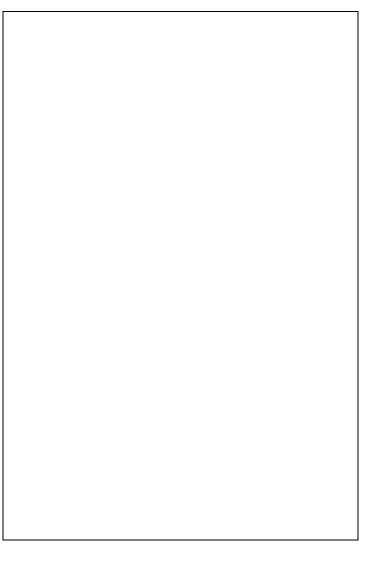
Specific Address

Approving the plat of 19TH and Oak, an addition in Kansas City, Jackson County, Missouri

southeast corner of E. 19th Street and Oak Street, creating 4 lots and 1 tract.
Reason for Project This final plat application was initiated by Milhaus Development LLC, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct a mixed use and residential development.)
Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.
Case No. 758-S - About 6.2 acres generally bounded by E. 19th Street on the north, E. 20th Street on the south, Oak Street on the west and Cherry Street on the east, to consider approval of the 19th & Oak PIEA Development Plan, and declare the area blighted and insanitary and in need of redevelopment and rehabilitation pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620. (Ordinance No. 180409, passed June 7, 2018)

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning & Development		
Programs, Departments, or Groups Affected	City-Wide		
	Council District(s) 4(JA) Shields - Bunch		
	Other districts (school, etc.) Kansas City 110		
Applicants / Proponents	Applicant(s) Milhaus Development LLC		
	City Department City Planning and Development		
	Other		
Opponents	None Known		
	Basis of Opposition		
Staff Recommendation	For Against Reason Against:		
Board or Commission	By: City Plan Commission		
Recommendation	November 20, 2018		
	☐ Approval ☐ Denial ☑ Approval, with conditions		
Council Committee Actions	□ Do Pass □ Do Pass (as amended) □ Committee Sub. □ Without Recommendation □ Hold □ Do not pass		

Details	Policy / Program Impact		
	Policy or Program Change	No ☐ Yes	
	N/A		
	Operational Impact Assessment N/A		
	Finances		
	Cost & Revenue Projections – Including Indirect Costs		
	N/A Financial Impact		
	N/A		
	Fund Source and Appropriation Account Costs		
	Is it good for the children?		



How will this contribute to a sustainable Kansas City?

Date: March 15, 2021

The applicant is requesting approval of a final plat in Districts M1-5 on approximately 4.3 acres, generally located at the southeast corner of E. 19th Street and Oak Street. The plat is creating four lots and one tract. The first 1.5 inches of runoff will be detained on-site. The stormwater detention facility will assure that the pre-development peak discharge rate and volume will not be exceeded after development of the site. As part of the development, an assessment of the existing conditions of the perimeter curb and gutter, sidewalk and drive approaches will be made. Any of these elements found not in compliance with current City standards, must be removed and replaced. The removal replacement of deteriorating infrastructure will eliminate erosion, discourage further deterioration and improve the overall aesthetics of the site.

Written by Lucas Kaspar, PE

**Project Start Date** 

**Projected Completion or Occupancy Date** 

Fact Sheet Prepared by:

Thomas Holloway

Reviewed by:

Lucas Kaspar, PE, Land Development Division (LDD) City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2018-01212

